



“WYNEDEN” 1,067 ACRES

"Wyneden" is approx. 1067 acres of magnificent basalt grazing country situated only 17 minutes' drive from Kyogle. The land has undergone extensive pasture improvement program over the last few years and is carrying 250 females and their progeny at the moment.

Improvements include a 5-bedroom-2bathroom brick veneer home with the main bedroom having an ensuite and walk robe. Other features include built-ins, open kitchen/dining room, large lounge room, study, new carpets & blinds, fans and air-conditioning. It also has commanding panoramic views over the property. Other improvements include a as new 3-bedroom home which features 3 ensuites (ideal for family guest or a farm manager), a as new steel machinery and hay shed, large steel machinery shed, 2 steel storage sheds, dairy storage building plus a fully equipped set of stockyards with plenty of shade.

The land is all rolling basalt country and is watered by two creeks, springs, concrete water troughs and over 20 dams located over the property. One of the dams has a 22ML capacity and most of them are spring fed. There over 20 paddocks with a lane way system in place through to the stockyards. The property has good stands of hardwood and rainforest timber scattered throughout the whole farm.

"Wyneden" is an extremely versatile property and is one of the best breeding properties in the district. The cattle, the pastures and improvements are all in excellent condition.

With further property development this property could run up to 300 breeders. Asking \$4.25M

NOTE: This is a great opportunity to purchase one of the largest pastoral holdings in the district. The property is located only 2 hours' drive to both Brisbane and the Gold Coast or just over an hour to the nearest beaches.

**For further information or to book an inspection, please contact Mike Smith on 0413 300 680 or
Lance Butt on 0405 589 932**



















